



SYKESVILLE BUSINESS CENTER

53-55 LIBERTY ROAD | SYKESVILLE, MARYLAND 21784

RETAIL SPACE
FOR **LEASE**



PROPERTY OVERVIEW

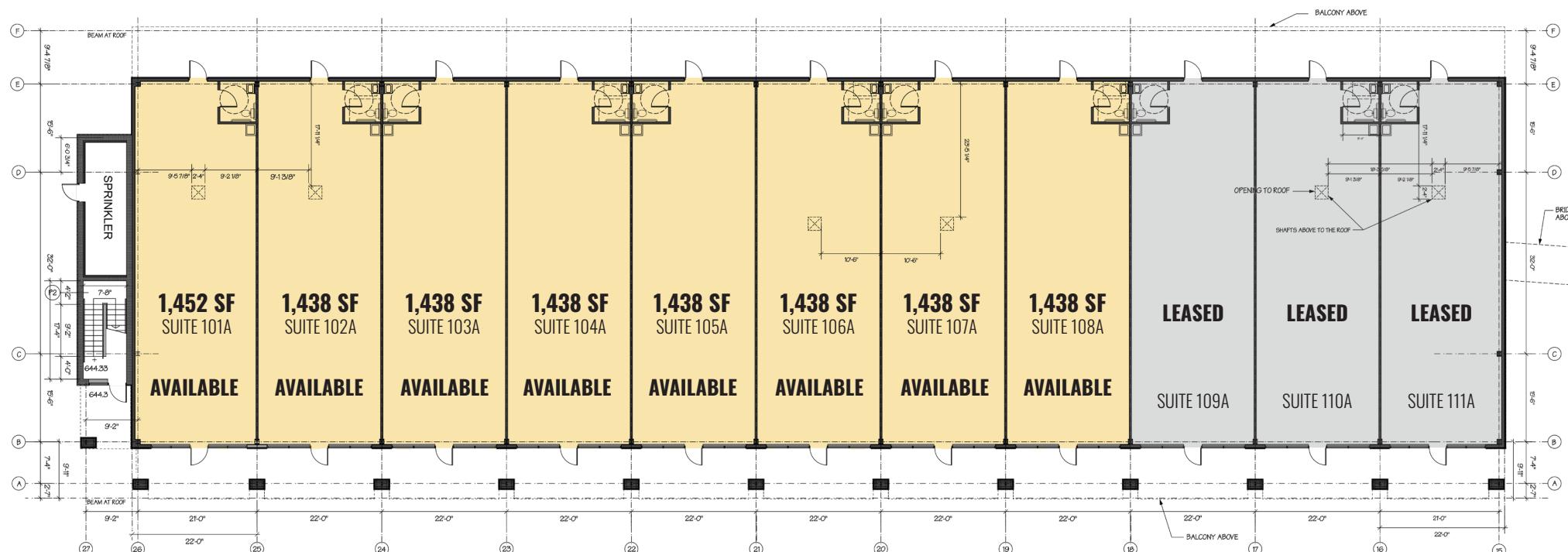
HIGHLIGHTS:

- 1st Floor Retail spaces ranging from 1,438 SF (inline) to 1,452 SF (end cap)
- Outside dining area at end cap
- Each suite has access to common grease trap
- Residential apartments on 2nd Floor
- Highly visible location with 790 ft. \pm of frontage on heavily trafficked Liberty Road/Rt. 26 (26,980 vehicles per day)
- Across from new Ryan Homes
- 5 minute drive to Eldersburg
- Easy access to Route 97 (New Washington Rd)

BUILDING 'A':	11,518 SF \pm (1ST FLOOR RETAIL)
BUILDING 'B':	15,846 SF \pm (FULLY LEASED!)
DELIVERY:	JANUARY 1, 2025
TRAFFIC COUNT:	26,980 AADT (LIBERTY RD/RT. 26)
ZONING:	C-2 (COMMERCIAL MEDIUM INTENSITY)
RENTAL RATE:	NEGOTIABLE



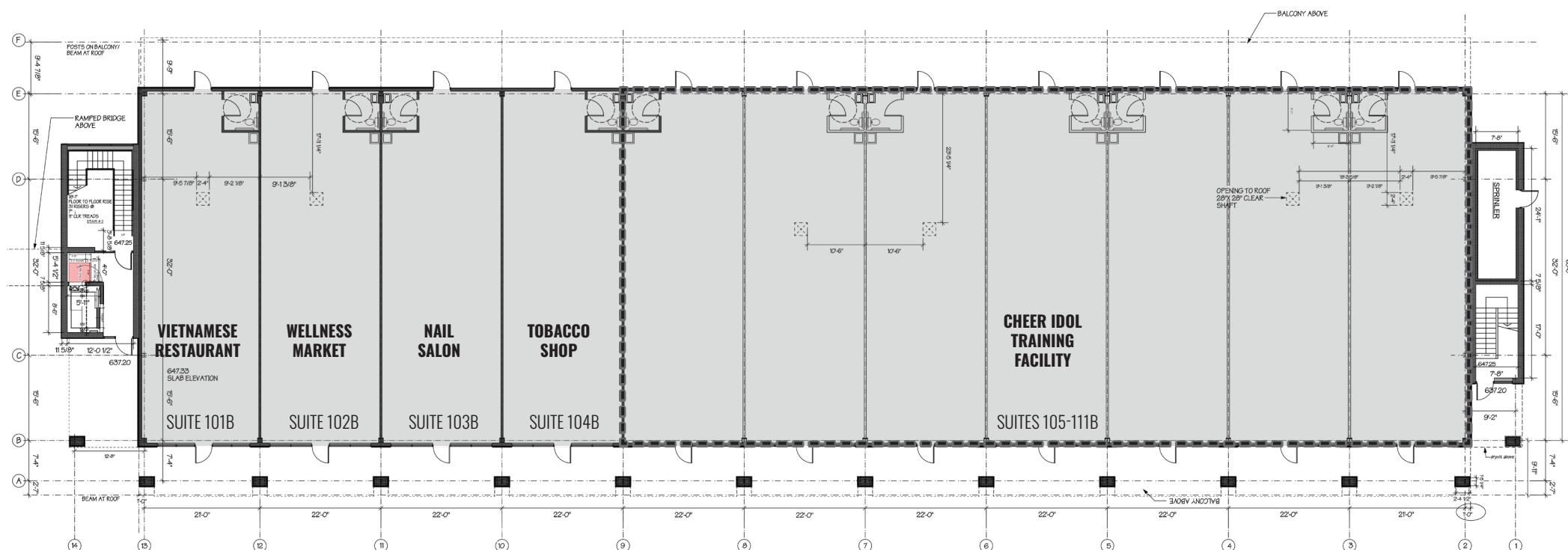
FLOOR PLANS: BUILDING 'A'



1ST FLOOR (RETAIL)

FLOOR PLANS: **BUILDING 'B'**

FULLY LEASED!



1ST FLOOR (RETAIL)

LOCAL TRADE AREA



REGIONAL TRADE AREA



DEMOGRAPHICS

2024

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,184

18,336

48,366

DAYTIME POPULATION



2,275

15,930

38,240

AVERAGE HOUSEHOLD INCOME



\$208,816

\$178,804

\$173,928

NUMBER OF HOUSEHOLDS



385

6,455

17,206

MEDIAN AGE



43.5

42.1

42.2

DOMINANT LIFESTYLES: 2 MILE RADIUS

71%
SAVVY
SUBURBANITES



17%
PROFESSIONAL
PRIDE



esri MORE INFO



These residents are well educated, well read and well capitalized. Largely empty nesters, they have a suburban lifestyle, but also enjoy good food and wine, plus the amenities of the city's cultural events.

Median Age: 45.1
Median Household Income: \$108,700

These well-educated consumers are career professionals with an annual household income more than twice the US level. Their homes tend to be equipped with home gyms and in-home theaters.

Median Age: 40.8
Median Household Income: \$138,100

12%
BOOMBURBS



Rapid growth distinguishes this affluent market, made up of well-educated, young professionals with families. Well connected, they own the latest devices and understand how to use them efficiently.

Median Age: 34.0
Median Household Income: \$113,400

FULL DEMOS REPORT



FOR MORE INFO CONTACT:



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VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



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